

# St. Louis Commerce Center

## St. Louis Commerce Center

909 N 20th St  
St. Louis, MO 63106

Constructed 1999-2001

Building I -  
150,000 Square Feet  
Building II -  
337,000 Square Feet

**Balke Brown Transwestern**  
Developer

**The Henderson Group**  
Architect

**ARCO Construction**  
General Contractor

1001 Highlands Plaza Dr. W  
St. Louis, MO 63110

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Balke Brown Transwestern responded to a long-overlooked demand for new industrial space in downtown St. Louis with the 20-acre St. Louis Commerce Center, located at 20th Street and Dr. Martin Luther King Drive.

Building I is a 150,000-square-foot, tilt-up concrete structure for office, warehouse, and distribution usage. It features 28' clear ceilings and an ESFR sprinkler system. Building II was completed in November 2001 to bring the park total to 487,000 square feet of investment grade office-distribution space.

Important benefits to the development's clientele include a 25-year real estate tax abatement and Brownfield Redevelopment State Income Tax Credits.